

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
March 28, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

ANR PLANS: 90 West Townsend Road- Plan presented by property owner Edmond McSweeney. Plan sent out for departmental review prior to Board meeting; no issues. Plan is for three lots. "Revised Lot 1" previously approved by Board on 9/14/15. Lots 1 and 2 will share a driveway and Lots 3 and 4 will share a driveway. Plan endorsed by Board.

PUBLIC HEARINGS:

274 Prospect Street (cont'd)- See separate minutes

Highfield Village (cont'd)- A request was received from the Applicant for an extension. The Applicant intends to apply to the Zoning Board of Appeals for a special permit dimensional variation regarding the issue of area, slope and wetlands. Board discussed ensued. G. Bittner brought up a concern of "re-noticing" versus "re-filing"; stating that re-noticing would not reset the clock for either himself or D. Prokowiew as new Board members. It was previously suggested to the Applicant that it would be appropriate to withdraw without prejudice and refile, but the Applicant's attorney felt it was within the Applicant's rights to re-notice to reset the clock. A. Burney felt that re-noticing would not have reset the clock. There was Board discussion as to the extent, or lack thereof, of changes with the new plans. The conceptual layout remains the same, but the detail is different. Some Board members voiced concern that if the Applicant is granted a special permit by the Zoning Board of Appeals, it will take away their authority for the design of open space under the Protective Bylaw of the Town of Lunenburg, Section 5.6.5. A. Burney will supply the Zoning Board of Appeals with the project's history prior to its hearing. The Board will also have the opportunity to view the submittal to the Zoning Board and supply comments. **D. McQuaid asked the Board for a Motion to continue the Hearing with the Planning Board to May 23, 2016, 6:35 PM, to allow the Applicant to file with the Zoning Board of Appeals. Motion, K. Chenis, Second, D. Prokowiew. Roll call vote- G. Bittner, aye; D. Prokowiew, aye; K. Chenis, aye; M. Allison, abstain, D. McQuaid, aye.**

MINUTES APPROVAL: All minutes signed.

3/14/16- Motion, K. Chenis, Second D. Prokowiew

Unitil 3/14/16- K. Chenis, Second, D. Prokowiew

Zoning Articles 3/4/16- Motion, K. Chenis, second, D. Prokowiew

WalMart 3/14/16- Motion, K. Chenis, Second, D. Prokowiew

COMMITTEE REPORTS:

Building Reuse Committee- no meeting

Capital Planning Committee- no meeting

Agricultural Commission- Board of Selectmen approved Right to Farm sign locations. Commission submitted a Zoning Bylaw revision for May Town Meeting.

Storm Water Task Force- Citizen-at-large position vacant. Task Force has been invited to join the Central Mass Stormwater Coalition.

MJTC- Towns can request safety studies under UPWP (Unified Planning Work Program). TIP (Transportation Improvement Plan) budget will be reviewed April 14, 2016 for project selection. FY17 open-funded balance is 1.7 million under budget. The resurfacing of Rt. 13 in Lunenburg at 1.6 million is a candidate for that funding.

MRPC- no meeting

Open Space Ad Hoc Committee- no meeting

School Building Committee- School 83% complete. Working towards a Certificate of Occupancy in May.

Green Community Task Force (GCTF)- Lunenburg is in its second year of Green Community designation. Three years remain for the Town to meet the required 20% reduction in municipal energy. This applies to buildings that were occupied and in use at time of designation.

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- work continues

DIRECTOR'S ITEMS:

Unitil, 357 Electric Avenue: Decision and Plan- Decision and Plan signed by Board.

Wal-Mart, 301 Massachusetts Avenue: Decision- Signed by the Board.

Town Meeting, May 7, 2016- noted

36 Summer Street: Peer Review Discussion- The office has received a site plan review application and the applicant is inquiring as to the necessity of peer engineer review. Applicant intends to create a mixed-use with the construction of a two story addition to an existing commercial building in the Summer Street Revitalization Overlay District. There will be some paving and grinding on site. Application has been distributed for Town departmental review. Board members have various concerns, i.e., site is located within the FEMA Flood Plain, Board not comfortable with reviewing stormwater, increase in paved surface. Board consensus was for a peer engineering review.

Site Plan Approval/Special Permit/Rules and Regulations: Board reviewed first draft. Edits will be made. A. Burney will research the logistics of abutter notification to include, in addition to the property owner, notification of renter/tenant, etc.

MEETING SCHEDULE:

April 11

Information Meeting- 36 Summer Street
Public Hearing- 203 West Townsend Road
Public Hearing- Zoning Article – Ag Com
Traffic Counts

April 25

Information Meeting- 301 Massachusetts Ave, Hannaford

ADJOURNMENT: 9:40 PM

Documents used at meeting:

Minutes 03/14/16

Minutes 03/14/16 Unitil

Minutes 03/14/16 Zoning Articles

Minutes 03/14/16 WalMart

ANR Plan, 90 West Townsend Rdt

Unitil, 357 Electric Avenue Decision & Site Plan

WalMart, 301 Massachusetts Avenue, Decision

DRAFT Rules and Regulations